

229580

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee. (Government Code 6103)

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

AUG 7 1987

Recorded in Official Records  
of Riverside County, California

*William S. Bonney*  
Recorder  
Fees \$

Project: 2945 Tyler Street  
Building Permit

FOR RECORDER'S OFFICE USE ONLY

11923

OFFER OF DEDICATION

On this sixth day of June, 1987, ROBERT H. BERDAN and  
FRANCES F. BERDAN, husband and wife as joint tenants, irrevocably offer for  
dedication to the CITY OF RIVERSIDE, a municipal corporation, pursuant to the  
provisions of California Government Code Section 7050, for public street and  
highway purposes, together with all rights to construct and maintain utilities,  
sewers, drains and other improvements consistent with the use as a public street  
and highway, that real property located in the City of Riverside, County of  
Riverside, State of California, described as follows:

All that portion of Lot 1 of El Camino Tract, as shown by map on file  
in Book 28, Page 20 of Maps, records of said Riverside County,  
described as follows:

BEGINNING at the most southerly corner of said Lot 1;

THENCE North 34° 00' 00" West, along the southwesterly line of said  
Lot 1, a distance of 264.00 feet to the beginning of a tangent curve  
concaving easterly and having a radius of 49.02 feet;

THENCE to the right along said curve through a central angle of 69° 38'  
00" an arc length of 59.58 feet to the northwesterly line of said  
Lot 1;

THENCE North 35° 38' 00" East, along the northwesterly line of said  
Lot 1, a distance of 90.00 feet to the most northerly corner of said  
Lot 1;

THENCE South 33° 47' 30" East, along the northeast line of said Lot 1,  
a distance of 13.89 feet to a point in a line parallel with and distant  
13 feet southeasterly, as measured at right angles, from said  
northwesterly line;

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THENCE South 35° 38' 00" West, along said parallel line, a distance of 97.70 feet;

THENCE South 00° 49' 00" West, a distance of 8.21 feet to a line which is parallel with and distant 20 feet northeasterly, as measured at right angles, from said southwesterly line;

THENCE South 34° 00' 00" East, along said last mentioned parallel line, a distance of 288.77 feet to the southeasterly line of said Lot 1;

THENCE South 62° 03' 00" West, along said southeasterly line, a distance of 20.11 feet to said POINT OF BEGINNING;

EXCEPTING THEREFROM that portion of said Lot 1 as conveyed to the City of Riverside by Grant Deed recorded December 30, 1954, in Book 1672, Page 338, of Official Records of said Riverside County.

Area - 3,132.45 square feet.

This Offer of Dedication is given for the purpose of correcting the description of the Offer of Dedication recorded May 8, 1987, as Instrument No. 130354 of Official Records of Riverside County, California.

Dated

6/6/87

APPROVED AS TO FORM

Robert A. Lams 8/5  
ASST. CITY ATTORNEY

CONSENT TO RECORDATION

Robert H. Berdan  
ROBERT H. BERDAN

Frances F. Berdan  
FRANCES F. BERDAN

The City of Riverside, a municipal corporation, hereby consents through the undersigned officer to the hereinabove irrevocable offer of dedication, provided, however, this consent does not constitute acceptance of said offer of dedication at this time, but said City, through its City Council, reserves all rights to accept said dedication at any time hereafter. This is to certify that the undersigned officer hereby consents on behalf of the City of Riverside to the recordation of this instrument pursuant to the authority conferred by Resolution No. 14883 of the City Council of said City, adopted on January 25, 1983.

Dated

8/7/87

Title

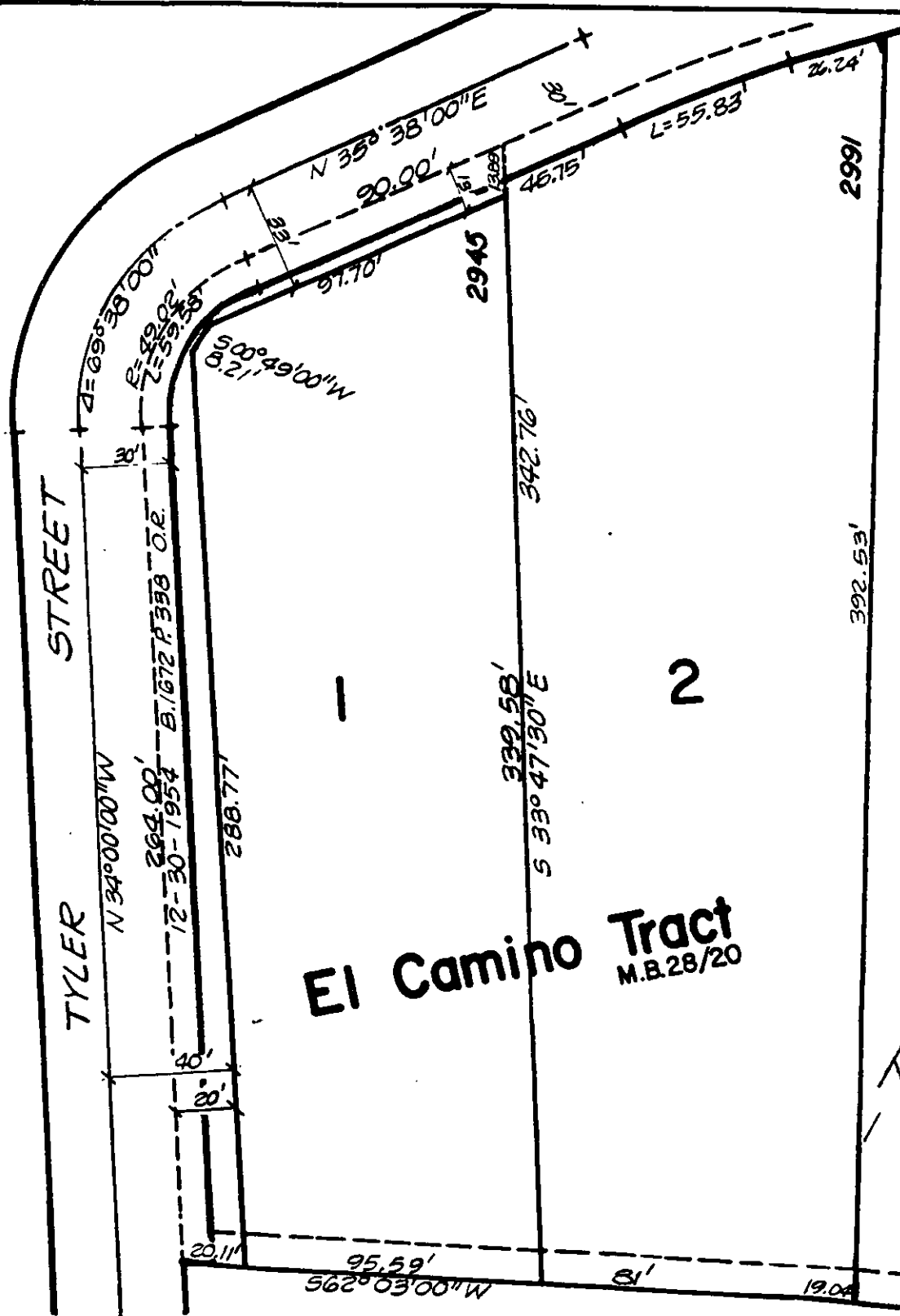
Property Services Manager

311.9/m - legal.363/c

DESCRIPTION APPROVAL 6/13/87

George P. Hutchinson  
SURVEYOR, CITY OF RIVERSIDE

229580



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

5/42-2

SCALE 1" = NTS

DRAWN BY KGS DATE 2/19/87

SUBJECT 2945 TYLER

11725